

SOUTHAMS

# Residential & Commercial Investment

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## Legal Costs

Each party to bear it's own legal costs.

## Planning

This property has had consents granted under the following planning applications:  
86/01125/FUL & 86/01126/LBC granted planning and listed building consent for alterations to shop front and internal alterations to form 3 smaller retail units and a rear single storey extension' 86/00726/FUL & 86/00726 granted planning and listed building consent for forming 4 one bedroom flats from 3 larger existing flats.

**Southams**, its clients and any joint agents give notice that:

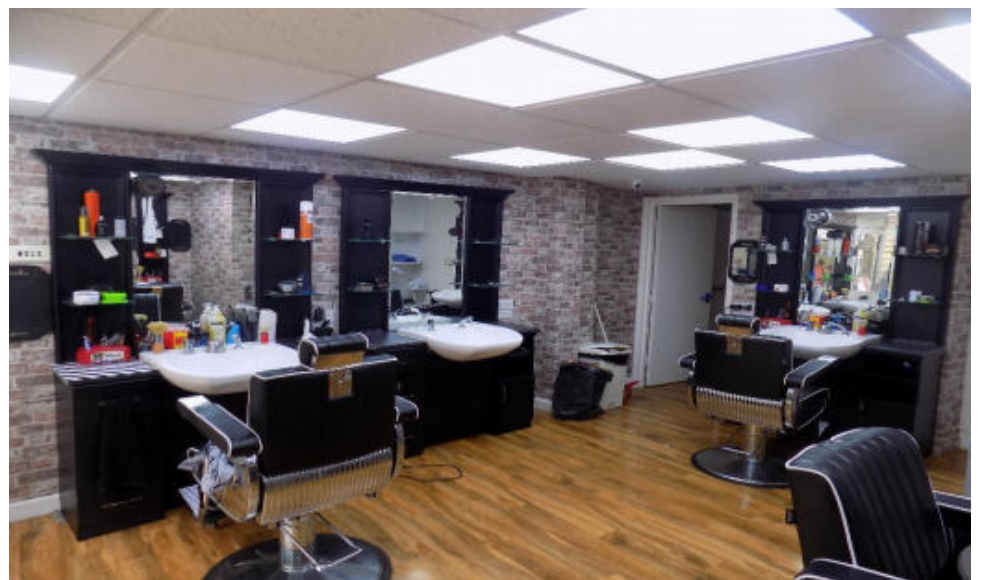
1. These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property but do not form part of any offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, that any service or facilities are in good working order, or that the necessary statutory requirements have been met.
4. The photographs appearing in these particulars show only a certain part and aspect of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas measurements or distances are approximate.
6. They are not authorised to make or give any representation or warranty whatsoever in relation to the property. 7. Purchasers must satisfy themselves by inspection or otherwise.

## To Book a Viewing, Please contact

Nigel Croskell on 01832 273565 or email on [nigel.croskell@southams.com](mailto:nigel.croskell@southams.com) or our joint agents Berrys on 01536 213176 - [kevin.odell@berrys.uk.com](mailto:kevin.odell@berrys.uk.com)

SOUTHAMS

BERRYS





# Market Place

Oundle, Peterborough. PE8 4BA

## Residential & Commercial Investment

- Grade II listed Building
- 3 Ground Floor Retail Units
- 4 One Bedroom Flats
- £55,280 total income per annum
- Guide Price of £675000 Freehold

## Location

Oundle is an attractive market town in East Northamptonshire with a population of approximately 6,000. The A605 passes to the East and provides easy access to the A1(M) and A14 dual carriageways and to Peterborough (12 miles), Kettering (16 miles), Huntingdon (24 miles) and Northampton (27 miles). Mainline rail services are available from all of the places listed above.

## Description

The building is Grade 2 listed and forms part of the conservation area. It is three storey and constructed in dressed rubble stone to the front and brick elevations to the rear under a pitched and hipped roof. There are 3 ground floor retail units fronting Market Place and New Street and four one bedroom flats over 1st and 2nd floor which are accessed at the rear of the building via a communal courtyard.

## Accommodation

The commercial units comprise the following net internal measurements:

Unit	Zone	Sq.m <sup>2</sup>	Sq.ft <sup>2</sup>
1	Retail	34.89	376
	Ancillary Office & Storage	21.86	235
2	Retail	39.96	430
	Ancillary Kitchenette & Storage	7.53	81
3	Retail	28.23	304
	Basement Office & storage	12.62	136

The four flats are all one bed and comprise a double bedroom, lounge, kitchen & bathroom/en-suite facilities over 1st and 2nd floors. Flat 2 is split level.

## Tenancy & Income

The tenancies and incomes of all parts are as follows:

Unit	Tenant	Rent PAX	Comments
1	Oundle Travel	£11,000	Lease expires Sept 2021
2	Mr & Mrs Gibbons t/a White Vanilla	£12,500	Lease expires 30th Sept 2025, break clause in 2022
3	First Class Barbers (Mr Kutlubay)	£11,500	Lease expires 23rd Jul y 2029 – no breaks
Flat 1	Individual	£5,760	Holding over
Flat 2	Individual	£5,220	Holding over
Flat 3	Mr Kutlubay	£4,500	Lease expires 31st July 2029
Flat 4	Individual	£4,800	Holding over

## Services

We understand all mains services are connected but these have not been tested by the agents.

## Terms

The building is available Freehold at a guide price of £690,000 based on an approximate gross yield of 8%. Proof of funds / deposit will be required with any offer received.

## Rates

The 4 flats fall within Council Tax Band A.

The rateable value of the 3 commercial premises are:-  
Unit 1 - £7,700 - This unit falls under the address of 2a New Street,  
Oundle Unit 2 - £9,300 - 1 Market Place, Oundle  
Unit 3 - £5,200 - 1a Market Place, Oundle

